

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

228 The Avenue, Parkville Vic 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Parkville

Period - From 28/11/2018 to 27/11/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	701/228 The Avenue PARKVILLE 3052	\$2,075,000	18/08/2018
2	6P/228 The Avenue PARKVILLE 3052	\$1,795,000	26/01/2017
3	401/228 The Avenue PARKVILLE 3052	\$1,770,000	03/06/2017

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/11/2019 11:50



3 2 3

**Property Type:** Penthouse  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
28/11/2018 - 27/11/2019: \$1,510,000

## Comparable Properties

701/228 The Avenue PARKVILLE 3052 (REI) Agent Comments

3 2 2

**Price:** \$2,075,000  
**Method:** Auction Sale  
**Date:** 18/08/2018  
**Property Type:** Apartment



6P/228 The Avenue PARKVILLE 3052 (REI) Agent Comments

3 2 2

**Price:** \$1,795,000  
**Method:** Private Sale  
**Date:** 26/01/2017  
**Rooms:** 6  
**Property Type:** Apartment



401/228 The Avenue PARKVILLE 3052 (REI) Agent Comments

3 2 1

**Price:** \$1,770,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 4  
**Property Type:** Apartment